

Prepared by:  
Wade H. Baxley, Esq.  
Ramsey, Baxley & McDougle  
P. O. Drawer 1486  
Dothan, AL 36302  
(334) 793-6550  
[whb@rbmlaw.org](mailto:whb@rbmlaw.org)

## General Warranty Deed

Made this 24<sup>th</sup> day of December, 2014 A.D. by Wade H. Baxley, hereinafter referred to as the "Grantor", to Wade H. Baxley, as Trustee of the Baxley Family Trust (dated December 24, 2014), hereinafter called the "Grantee":

(Whenever used herein the term "grantor" and "grantee" include all the parties to this instrument and the heirs, legal representatives and assigns of individuals, and the successors and assigns of corporations)

**Witnesseth**, that the grantor, for and in consideration of the sum of One Hundred Dollars, (\$100.00) and other valuable considerations, receipt whereof is hereby acknowledged, hereby grants, bargains, sells, aliens, remises, releases, conveys and confirms unto the grantee, all that certain land situated in Bay County, Florida, to-wit:

A lot or parcel of land known as 22327 Front Beach Road, Bay County, Panama City Beach, and more particularly described as follows: Beginning at the Northeast corner of Section 5, T3S, R17W and thence S0°-44'-30"W, along the East line of said Section 5, 3787.30 feet to the Southerly side of U. S. Highway No. 98, thence N65°-55'-30"W, along the Southerly side of said Highway 970.50 feet to the starting point; thence continuing N65°-55'-30"W, along the Southerly side of said Highway 24.37 feet; thence S24°04'-30"W, 218 feet, more or less, to the water's edge of the Gulf of Mexico; thence Southeasterly along the water's edge, 24 feet, more or less to a point, thence N24°-04'-30"E, 219 feet, more or less, to the starting point. Said parcel being a part of U. S. Government Lot 3, Section 5, T3S, R17W.

**Together** with all the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining, for all parcels herein described.

**To Have and to Hold**, the same in fee simple forever.

**And** the grantor hereby covenants with said grantee that the grantor is lawfully seized of said land in fee simple; that the grantor has good right and lawful authority to sell and convey said land; that the grantor hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever; and that said land is free of all encumbrances except taxes accruing subsequent to December 31, 2014.

**In Witness Whereof**, Wade H. Baxley, the said grantor has signed and sealed these presents the day and year first above written.

*Signed, sealed and delivered in our presence:*

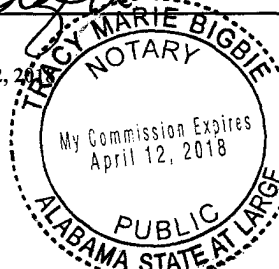
Walter L. Yearta  
Witness Printed Name WALTER L. YEARTA

Shea G. Mendheim  
Witness Printed Name SHEA G. MENDHEIM

Wade H. Baxley (Seal)  
Wade H. Baxley  
Address: 26 Foxchase Drive, Dothan, AL 36305-1147

STATE OF ALABAMA  
COUNTY OF HOUSTON

The foregoing instrument was acknowledged before me this 24<sup>th</sup> day of December, 2014, by Wade H. Baxley, who is/are personally known to me or who have produced Driver's Licenses as identification.

Tracy Marie Bigbie  
Notary Public  
Print Name: Tracy M. Bigbie  
My Commission Expires: April 12, 2018  


Tax Notice to be Sent to the Following Address:  
26 Foxchase Drive  
Dothan, AL 36305-1147